

TEXAS



## REAL ESTATE COMMISSION

### APPRAISER LICENSING & CERTIFICATION BOARD

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### TREC and TALCB Schedule Strategic Plan Input Meetings

*License holders and the public are encouraged to participate in this important process either in person at one of the scheduled meetings, or via the agency's websites.*

IMMEDIATE RELEASE  
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512-936-3091

All license holders are encouraged and invited to participate in the agency's preparation of its 2013-2017 Strategic Plan by offering you input at one of the following sessions:

March 1<sup>st</sup> at 1:30 pm

Corpus Christi Board of REALTORS  
Corpus Christi Country Club  
6300 Everhart Rd  
Corpus Christi, TX 78413-2638

March 5<sup>th</sup> at 11:45 am

Galveston Association of REALTORS  
Galveston Country Club  
14228 Stewart Road  
Galveston, TX 77554

March 14<sup>th</sup> at 10 am

Bryan College Station  
Association of REALTORS  
Best Western Hotel  
1920 Austins Colony Parkway  
Bryan, TX 77803

March 21<sup>st</sup> at 11 am

Permian Basin Board of REALTORS  
Green Tree Country Club  
1001 West Wall Street  
Midland, TX 79701

March 29<sup>th</sup> at 11 am

MetroTex Association of REALTORS  
8201 North Stemmons Freeway  
Dallas, TX 75247

If you are unable to attend, feel free to submit your comments via either of our websites:  
[www.trec.texas.gov](http://www.trec.texas.gov) or [www.talcb.texas.gov](http://www.talcb.texas.gov)

The main purpose of these meetings will be to help guide the commission and board members during the strategic planning process. These discussions are meant to be an open forum to gain insight on the wants and needs of license holders and the public. For more on these meetings and other agency news please go to the website.

## **TREC/TALCB Listening Tour Questions for Discussion**

Communications: TREC/TALCB is working to improve communications with its license holders.

1. Is e-mail the best way to contact you about agency issues? What about social media?
2. Are you effectively informed about rules and policy changes that may affect your license?
3. Would you prefer weekly, monthly or quarterly news from the agency? Online format or PDF?

Website: TREC/TALCB is working on a major update/revision of its website to be more user friendly.

4. How often do you access the TREC/TALCB website? What do you do while online?
5. What would you like to be able to do on the TREC/TALCB website that is not yet available?
6. What, if any, changes would you make to the TREC/TALCB website?

Education: TREC/TALCB has revised some of the real estate pre-license and MCE requirements.

7. Are pre-license education requirements adequate for a sales person's license? Any changes needed?
8. Are MCE requirements adequate for sales persons? Same question for brokers? Any changes needed?

TREC SES: Enforcement processes seek to protect consumers and to deter unethical acts by license holders.

9. If a license has been revoked, is a waiting period needed before reapplying for a license? How long?
10. Should a license be suspended if an administrative penalty remains unpaid or no satisfactory payment arrangements have been met within a reasonable time of the ordered payment? How long?
11. Should the agency be able to recoup actual costs of a hearing from a licensee if the agency prevails?
12. Do you think that the current statutory criminal sanctions for unlicensed activity are sufficient to deter that activity? (Currently a Class A Misdemeanor and a maximum fine of \$4,000).

TALCB SES: Appraisal Management Companies are a brand new category of business required to register.

13. For AMCs – how is your experience dealing with the agency so far? For Appraisers – what is your experience dealing with AMCs since registration has now begun? Has there been a change? How?
14. In general for appraisers; what works well about the complaints and enforcement process; what does not work well; any suggestions for how the process could be improved, etc.?

Home Inspector Issues:

15. Are there areas of inspection regulation that are not adequately addressed under current law and where consumer protection would be improved if TREC's jurisdiction were expanded?
16. Should the rules include any exceptions for single-component inspections? Which ones?

In General:

17. What is on your mind that we have not asked about? What are we missing in our plans to improve?

TREC/TALCB exists to safeguard the public interest and protect consumers of real estate services. In accord with state and federal laws, the agency oversees real estate brokerage, appraisal, inspection, home warranty and timeshare interest providers. Through education, licensing and regulation, the agency ensures the availability of qualified and ethical service providers, thereby facilitating economic growth and opportunity in Texas. More information at: [www.trec.state.tx.us](http://www.trec.state.tx.us)